

**“SPECIAL MEETING”
MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**July 31, 2014
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: JOHN HART

VICE CHAIR: JILL BERGMAN

MEMBERS: THOR SCORDELLIS, RICHARD STANTON

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the Chair. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

MINUTES

AT&T New Wireless Communication Facility expanded minutes

[September 19, 2013](#)

[November 7, 2013](#)

[December 5, 2013](#)

CONSENT

1. ARC 10-016, OASIS CHRISTIAN FELLOWSHIP CHURCH EXPANSION – 12-MONTH TIME EXTENSION, 2551 PLEASANT HILL ROAD (5 Minutes)

[Staff Report](#)
[Attachment A](#)
[Attachment B Part 1](#) and [Part 2](#)
[Attachments C and D](#)

Public hearing to consider a request by the property owner for a third 12-month time extension of Architectural Review Permit ARC 10-016. The project includes expanding the existing facility, site improvements (parking lots, grading and landscaping) and a new freestanding sign. The subject site is located at 2551 Pleasant Hill Road. Assessor Parcel Number's: 164-030-005 & 008.

More specifically the project includes the following:

1. Demolish and remove an existing circular building that is located to the north of the existing two-story portion of the church and construction of a new 7,231 square foot two-story addition to the north of the remaining existing building (the expansion has since been reduced in size to 4,731 square feet);
2. Expand the existing parking lot on the west end of the site and construct a new parking lot on the eastern end of the site for a combined capacity of 68 parking spaces and install drainage improvements and add new landscaping within the parking lots, around the building and on the periphery of the parking lots;

CEQA Determination: Categorically Exempt, Class 1 and 32 (Existing Facilities, Infill Development Projects).

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us

PUBLIC HEARINGS

1. PLN 14-0255, STRACKE SINGLE FAMILY HOME REMODEL, 400 GLADYS DRIVE (30 Minutes)

[Staff Report](#)
[Attachments](#)

Hearing on the request of Eric & Kirsten Stracke, property owners, to an Architectural Review Permit filed on June 23, 2014 for a substantial remodel/addition (to include a second-story) of a single family home in compliance with Section 18.115.040 of the provisions of the Pleasant Hill Municipal Code (PHMC). The application involves an 8,471 square foot parcel located in an R-7 zoning district. APN 152-173-013.

CEQA Determination: Categorically Exempt, Class 3 (Construction or Conversion of Small Structures).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

STUDY SESSIONS

1. PLN 14-0246, PING SINGLE FAMILY BUILDING ADDITION, 276 CROYDEN DRIVE (Continued from the June 26, 2014 Meeting, 20 minutes)

[Staff Report](#)
[Attachments](#)

Study session on a zoning permit referral from the Zoning Administrator for design review input regarding a 1,120 square foot building addition to an existing single family residence (that would result in a total residence size, including the garage, of 3,986 square feet). The addition is proposed at the rear of the site on a sloped portion of the property. This is a study session, thus, no action will be taken by the Commission. The Commission will provide design review input and subject to final review and decision by the Zoning Administrator. Assessor Parcel Number: 166-101-034.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us.

2. STUDY SESSION CONCERNING POTENTIAL CHANGES TO VIEW AND PRIVACY REGULATIONS, CITY-WIDE (Continued from July 10, 2014 Meeting, 30 Minutes)

[Staff Report](#)
[Attachments](#)

Study session regarding potential improvements or modifications that can be considered to the Zoning Ordinance and/or Residential Design Guidelines to address residential privacy and view concerns, at the direction of the City Council. No action will be taken on the item since this is a study session.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us.

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ELECTION OF OFFICERS (Chair and Vice Chair)

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on August 7, 2014, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.